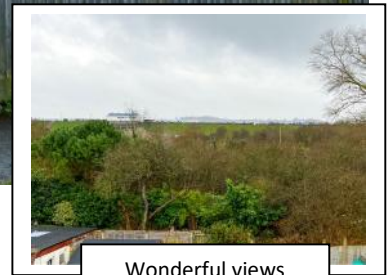


TUDORS

Molesey Park Road, West Molesey, Surrey, KT8 2LE



Wonderful views

Price £ 675,000 Freehold

TUDORS are pleased to offer for sale this three bedroom semi-detached home, located close to the border of East/West Molesey in the highly regarded tree-lined Molesey Park Road. The property is within easy reach of primary schools, East Molesey village with its shops/restaurants and bus routes leading to Hampton Court (with its Palace and train station, zone 6) and into Kingston (with comprehensive shopping). The Wilderness/Neilson Recreation Park with children's playground, Molesey Heath Nature Reserve and The River Mole with pathway are also close by and offer wonderful walks.

Comprising: An entrance hallway, a front reception room with open fireplace and bay window, a second reception room/dining room which is open plan onto a smart shaker kitchen with solid oak worktops. Stairs lead to three bedrooms (two with built in wardrobes) and a modernised family bathroom with white suite and under floor heating. There is also a loft room/music room with desk area and storage in the eaves which is accessed via a pull down ladder with power/light. This room also has the benefit of a Velux window that has wonderful views of the Island Barn Sailing Club.

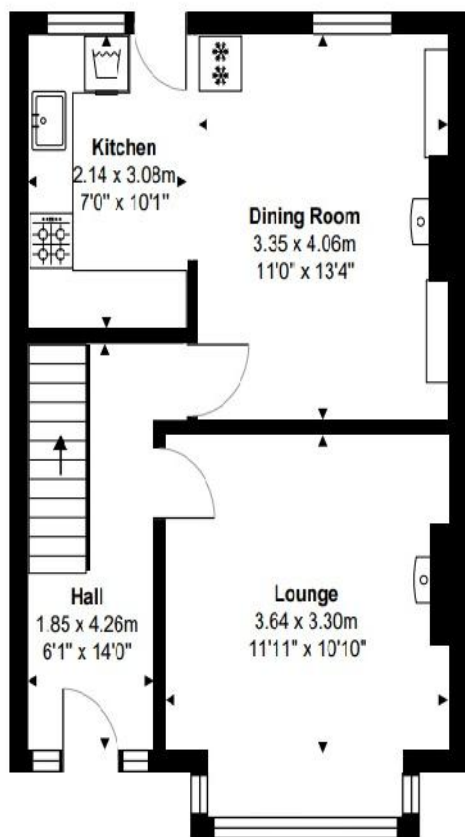
Externally there is a large south facing garden with lawn and mature shrub borders with a hard standing area with double side gate access. There is also a garden shed with power/light and a potting shed with power. The front of the property is fenced with a lawned garden and pathway that leads to the front door. Other benefits include: secondary-glazing, gas central heating and potential to extend – STPP (other examples can be seen in the road). (EPC Rating = E) Elmbridge borough Council = E. £2,526.00

- THREE BEDROOMS
- POTENTIAL TO EXTEND - STPP
- DESIRABLE MOLESEY PARK ROAD
- TWO RECEPTION ROOMS
- SHAKER STYLE KITCHEN
- MODERN UPSTAIRS BATHROOM
- LARGE SOUTHERLY GARDEN
- CHARM & CHARACTER
- BORDERS EAST/WEST MOLESEY
- CLOSE TO OUTSTANDING PRIMARY SCHOOLS
- ACCESS TO THE OPEN SPACES OF THE WILDERNESS AND MOLESEY HEATH NEARBY

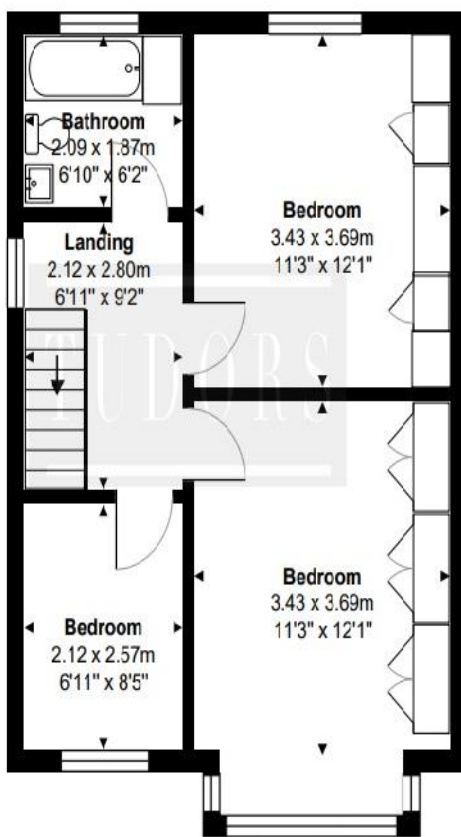
TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

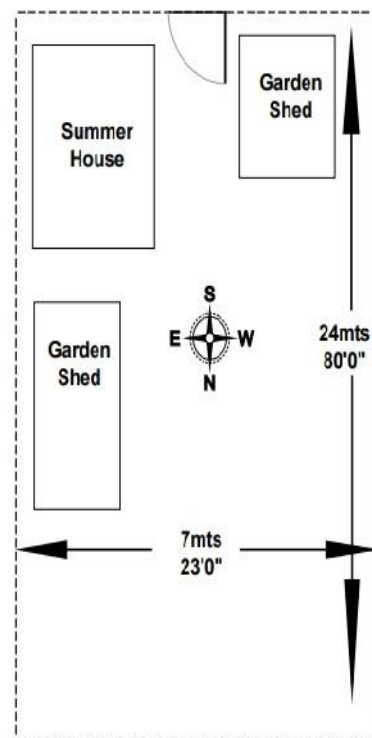
PROPERTY DETAILS



Ground Floor



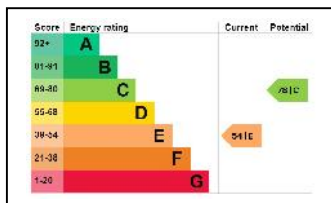
First Floor



Garden

Total Area: 88.6 m² ... 954 ft²

All measurements are approximate and for display purposes only.



Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

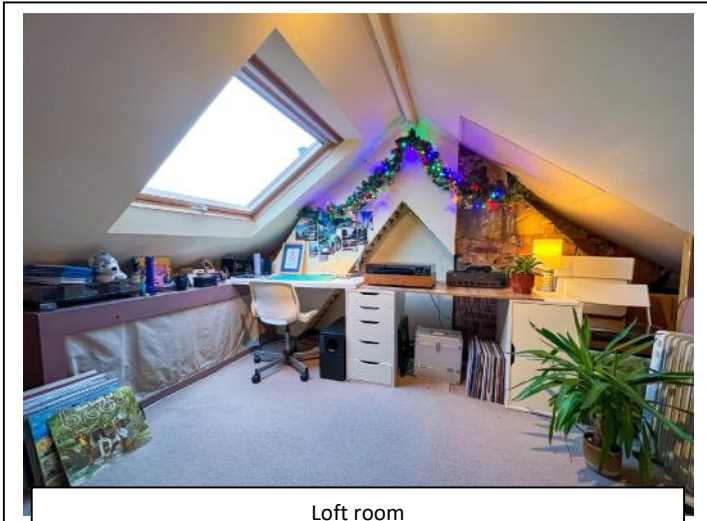
PROPERTY DETAILS



PROPERTY DETAILS



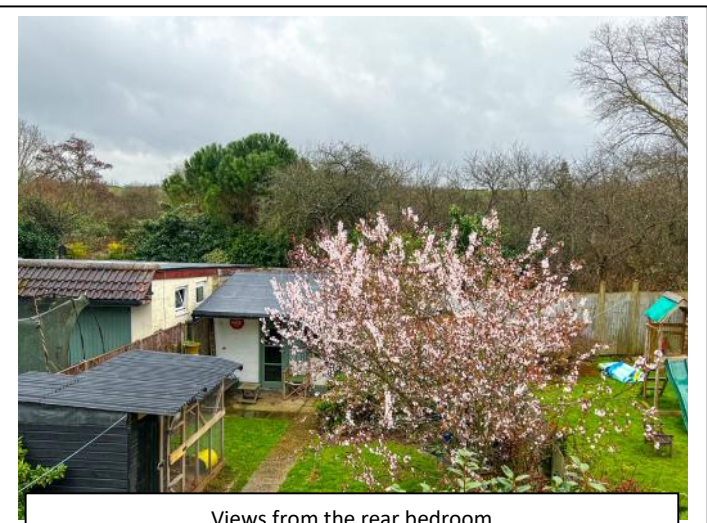
PROPERTY DETAILS



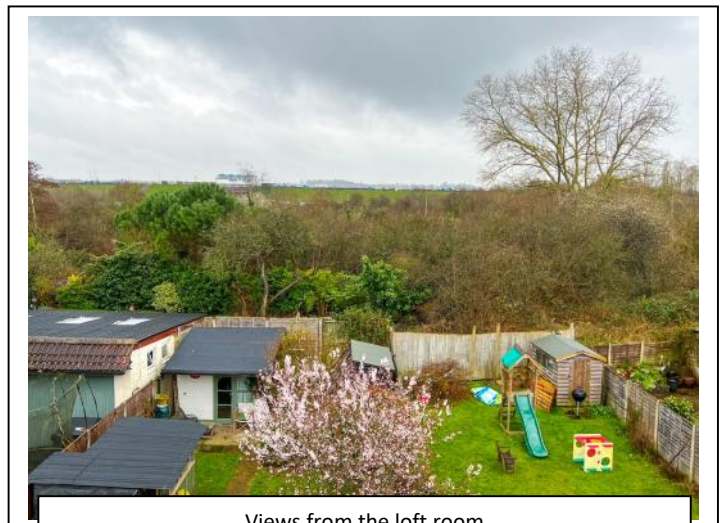
Loft room



Loft room



Views from the rear bedroom



Views from the loft room

PROPERTY DETAILS



Shed with light and electric



Potting shed with electric



Rear aspect of the property viewed from garden

PROPERTY DETAILS



Bridge over the River Mole leading to Neilson Field



Gate to the pedestrian bridge leading to Neilson Field



The Wilderness



River Mole